



20 Diamond Street, Amaroo

Designed for Ease, Positioned for Lifestyle

A home that strikes the balance many buyers search for but rarely secure, this is the kind of opportunity that resonates equally with first home buyers entering the market and downsizers looking to simplify without compromise. Thoughtfully designed with an emphasis on comfort, functionality and effortless living, the home delivers a lifestyle where every space serves a purpose and every detail contributes to the bigger picture.

Natural light filters through the interiors, creating a warm and inviting atmosphere while the intelligent layout ensures a seamless connection between living spaces. The proportions feel open without being overwhelming, offering enough room to entertain, unwind and enjoy everyday living without the burden of maintaining excess space. Practicality meets lifestyle in a way that simply works.

For first home buyers, this presents an exciting chance to secure a foothold in an established and highly regarded suburb, stepping into a home that offers immediate comfort with future potential still to unlock. For downsizers, it's a transition that doesn't feel like a compromise - delivering ease, simplicity and a low-maintenance lifestyle while retaining the warmth and liveability that makes a house truly feel like

3 2 2

FOR SALE
By Negotiation

VIEW
Sat 15th Aug @ 10:00AM - 10:30AM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

LJ Hooker

home.

Set within the ever-popular Amaroo market, opportunities that cater so naturally to multiple buyer demographics continue to attract strong attention. Whether you're starting the next chapter or refining the one you're already in, this is a home that aligns with lifestyle, convenience and long-term value.

Why this property captivates:

- Positioned within an established pocket of Amaroo, offering everyday convenience in a quiet residential setting
- Functional floorplan designed to maximise useable space with no wasted areas
- Open-plan living and dining zone forming a clear central hub of the home
- Kitchen fitted with a gas cooktop, designed for practical everyday cooking and efficiency
- Double car garage providing secure parking and additional storage capability
- Well-proportioned bedrooms offering separation from the main living spaces
- Natural light enhancing the sense of openness throughout the interiors
- Seamless flow between living areas creating an easy, practical living environment
- Manageable outdoor space designed for low-maintenance enjoyment rather than upkeep
- Practical layout suited to both first home buyers entering the market and downsizers simplifying their lifestyle
- Strong access to local schools, parks, shops and essential Gungahlin amenities
- Convenient connectivity to major arterial roads supporting easy commuting across Canberra
- A balanced opportunity combining liveability, practicality and long-term appeal

Proximity to Amenities:

- essentials
- Within 3 minutes' drive to Amaroo School and other local primary and secondary schooling options
- Within 5 minutes' drive to Casey Market Town providing additional retail, dining and services
- Within 6 minutes' drive to Gungahlin Town Centre offering major shopping, dining and entertainment
- Within 7 minutes' drive to Yerrabi Pond District Park with walking tracks, recreation and open green space
- Within 8 minutes' drive to multiple local sporting fields, playgrounds and community facilities across the Gungahlin region
- Within 10 minutes' drive to Gungahlin Place light rail terminal connecting directly to the Canberra CBD
- Within 20 minutes' drive to Canberra CBD for employment, dining and entertainment
- Within 25 minutes' drive to Canberra Airport for domestic and international travel
- Solar panels

EER



MORE DETAILS

Property ID	36WJGCY
Property Type	House
Land Area	444 m2
EER	4
Including	Solar Panels

Troy Thompson 0408 694 917

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Ujala Aftab

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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